

Housing & Community Development

MEMORANDUM

CDBG/

7/21/99

COUNCIL AGENDA ITEM

TO: Robert D. Rawls, Interim Town Administrator

FROM: Shirley Taylor-Prakelt, Coordinator
Housing & Community Development

DATE: July 6, 1999

RE: Annual Action Plan for Federal Funds - FY 1999/2000

The Town of Davie became an "entitlement" recipient of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) in 1997; and, the Town's *Consolidated Plan for Federal Funds 1997-2002*, was adopted on July 16, 1997. This document is a five (5) year strategy which shapes the various federally funded programs into an effective, coordinated, neighborhood and community development strategy. Each year within the five-year period covered by the *Consolidated Plan*, the Town must develop and submit to HUD, an Annual Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each year.

The Town was notified that it will receive \$501,000 in FY 1999/00 CDBG funds, contingent upon approval of an Annual Action Plan that conforms to the Town's *Consolidated Plan for Federal Funds*. The Town's FY 1999/00 Action Plan was prepared following an extensive data analysis and citizen participation process which included:

- a pre-development public hearing held on May 17th;
- one-on-one meetings with members of the Community Oriented Policing (COPS) Unit, social service providers, representatives of homeowners associations, property owners, housing developers, with various Town Staff, etc. to determine needs;
- the publication of the FY 1999/00 Action Plan (in summary form), in the Sun Sentinel on June 13th; and
- a 30-day public comment period on the proposed Action Plan (which commenced June 14, 1999); and
- distribution of the Plan's Executive Summary to Broward County and the adjacent municipalities, the Town's Affordable Housing Advisory Committee, the E.A.S.E. Foundation, and other interested parties, for their review and input.

PROPOSED CDBG FUNDING - FY 1999/00 ACTION PLAN

#99-1. Driftwood Park Improvements/Lighting (Phase II) \$60,000 - Phase II of the lighting, walkways, and park/playground equipment at Driftwood Park located at 3300 NW 77th Avenue.

#99- 2. Orange Park Area Improvement Program \$275,800 - CDBG funds will be used for capital and street improvements in the designated “Western” Target Area a/k/a “Orange Park” north of 10th Manor, south of State Road 84, between 130th and 136th Avenues. Improvements may include but are not limited to: new or refurbished sidewalks, resurfaced streets, speed “humps”, street lighting improvements, landscaping, drainage; and, if funds are available, the acquisition of land to expand park/recreation opportunities. (Multi-year activity).

#99-3. Eastside Linear Park Project \$15,000 - CDBG funds will be used to develop a passive recreational park on the north side of “L-Lake” in the Eastern Target Area off of 61st Avenue. Improvements may include, but are not limited to: walkway/path, benches, lighting and landscaping.

#99-4. Single-Family Rehabilitation Program \$50,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Multi-year activity).

#99-5. Fair Housing, Citizen Participation & Support Services \$100,200 - To plan, administer, and monitor the CDBG funds, undertake comprehensive planning activities; apply for other related grants; continue the Fair Housing Education and Outreach Services designed to remove impediments to fair housing choices and provide the widest range of housing opportunities for Davie residents; assist in regional homeless assistance initiatives; provide housing counseling; assess environmental impacts, etc.

Since the Town is still in the process of interfacing the HUD Integrated Data Information System (IDIS) and the new Community 2020 Software Program, the Action Plan for FY 1999/00 was prepared in a word-processing format. The Action Plan will be reformatted on HUD’s Community 2020 Software, or other computer software programs as identified by HUD. Such reformatting will not change the purpose, scope, budget, or intent of the Action Plan.

The attached Resolution approves the Action Plan for FY 1999/00 which includes the CDBG Program budget, and authorizes the Town Administrator to execute all grant related documents, reformat the Action Plan if necessary, and make minor, non-substantive changes as determined necessary during the review and approval process. This document must be received by HUD before August 16, 1999, or the Town will forfeit it’s FY 1999/00 Federal funds in the amount of \$501,000.

STP/stp

Attachments

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 1999/00 ACTION PLAN FOR FEDERAL FUNDS WHICH INCLUDES THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET; AUTHORIZING THE ACTION PLAN TO BE REFORMATTED ON THE HUD COMMUNITY 2020 PROGRAM OR OTHER SOFTWARE PROGRAMS AS DETERMINED NECESSARY BY HUD; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE ALL NECESSARY CERTIFICATIONS AND GRANT RELATED DOCUMENTS; AUTHORIZING THE TOWN ADMINISTRATOR TO MAKE MINOR, NON-SUBSTANTIVE CHANGES TO THE ACTION PLAN WHICH MAY BE IDENTIFIED DURING THE REVIEW AND APPROVAL PROCESS WHICH DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET, OR INTENT OF THE PLAN; AND AUTHORIZING SUBMISSION OF THE PLAN TO HUD.

WHEREAS, the Town of Davie is an "entitlement recipient" of Federal Funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program; and

WHEREAS, the Town's *Consolidated Plan for Federal Funds 1997-2002* adopted July 16, 1997, outlined the Town's goals, objectives, and geographic target areas to be revitalized through the federal funds; and

WHEREAS, the Town was notified that it is eligible to receive \$501,000 in FY 1999/00 Community Development Block Grant (CDBG) funds, contingent upon submission and approval of an Action Plan for Federal Funds for FY 1999/00; and

WHEREAS, the Town's FY 1999/00 Action Plan was prepared following an extensive citizen participation process; and

WHEREAS, a pre-development Public Hearing was held on May 17, 1999 in the Community Meeting Room of Town Hall, such Hearing being duly noticed in the Sun Sentinel on May 10, 1999; and

WHEREAS, a summary of the FY 1999/00 Action Plan was published in the Sun Sentinel on June 13, 1999, and the proposed Action Plan was made available for a 30-day public comment period commencing June 14, 1999; and

WHEREAS, an Executive Summary of the Action Plan was distributed to Broward County and the adjacent municipalities, the Town's Affordable Housing Advisory Committee, the E.A.S.E. Foundation, and other interested parties, for their review and input; and

WHEREAS, prior to adopting the FY 1999/00 Action Plan, a Public Hearing was held in the Council Chambers of Town Hall on July 21, 1999, such Hearing being duly advertised in the Sun Sentinel on July 11, 1999.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council hereby adopts the FY 1999/00 Action Plan for Federal Funds which includes the Community Development Block Grant (CDBG) Program budget, and authorizes the reformatting and/or reconfiguration of this Action Plan on the Community 2020 Program or other software programs as determined necessary by the HUD.

SECTION 2. The Town Council authorizes the Town Administrator to make minor, non-substantive changes to the Action Plan which may be identified during the review/approval process, which do not significantly affect the purpose, scope, budget, or intent of the Plan.

SECTION 3. The Town Council authorizes the Town Administrator to execute all necessary certifications and grant related documents.

SECTION 4. The Town Council authorizes the submission of the FY 1999/00 Action Plan to HUD on or before August 16, 1999.

SECTION 5. This Resolution shall take effect immediately upon passage and adoption.

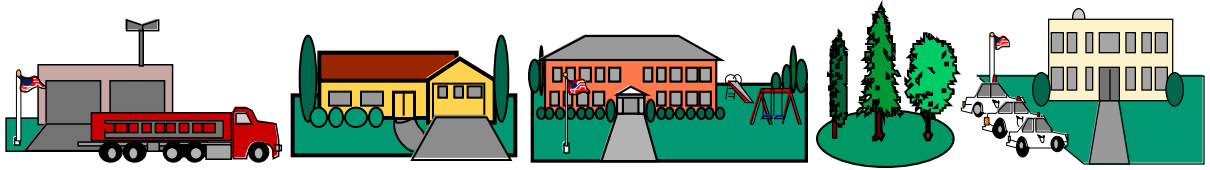
PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

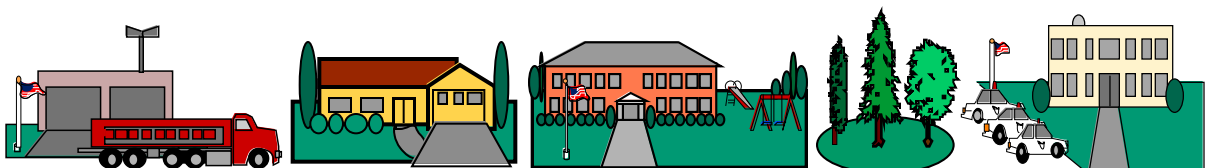
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.



Town of Davie

Proposed CDBG Action Plan FY 1999/00



*For Information Contact:
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Housing and Community Development
Town of Davie
(954) 797-1199*

Section 1 - The Town of Davie: A Historical Overview

The Town of Davie, first settled at the turn of the century, is located southwest of Fort Lauderdale in the heartland of South Florida (Broward County), midway between Miami and Palm Beach. The Town proudly preserves its western heritage and way of life, while progressing in economic, industrial, and business development. Championship rodeos are still held year-round, and the Sunshine State Pro Rodeo classic, held annually at the Bergeron/Davie Rodeo Arena, attracts over 25,000 fans. The Town is committed to addressing the needs of its residents, and strives to balance growth and quality of life.

The Town has a rich and unique history. Construction of irrigation and drainage canals began in the early 1900's, and the area was divided into small parcels and identified as the "first improved town in the Everglades". The first permanent settlers arrived in 1909 and named the swampy area "Zona" in recognition of their former home in the Panama Canal Zone. The community was renamed in 1916, in recognition of R. P. Davie's presence in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on June 22, of 1961 with less than 2,000 residents.

Davie is now the eighth (8th) largest municipality in Broward County, with a population of 61,813 persons, as of April 1, 1998.¹ This represents a steady growth since the 1990 Census which listed Davie's population as 47,143 persons. The 1980 Census listed the Town's population as only 20,515, representing a 129.8% increase in the ten year period from 1980 to 1990.

The Town is suburban in nature with 85% of the residents living in family households. The median age in Davie is 32.6 years, and the Town's median household income is \$37,650 which is higher than Broward County's median which was \$30,605². The community is fairly homogeneous with 93% of the residents being white, 4% Black, and 3% other. Ten percent (10%) of the residents are of Hispanic origin (of any race).

There are 17,766 households in Davie, and there are 19,889 housing units. There is a vacancy rate of 10% (including seasonal vacancy). The average number of persons per household is 2.62, which is larger than the 2.35 average for Broward County. The population is well educated i.e. 81% are either high school graduates, possess some college, or have a college degree.

Approximately one-third of the land in the Town is still undeveloped and recent annexation has opened new horizons for industrial and economic growth. Davie is geographically the largest municipality in Broward County, encompassing 32 square miles.

Davie is a "university town" and proudly hosts the South Florida Education Center which includes: Nova University, Florida Atlantic University, Florida International University, Broward Community College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Criminal Justice Institute, and others.

¹ Bureau of Economic and Business Research (BEBR), University of Florida - data released 4/1/98.

² As of the 1990 Census.

Section 2 - An Overview of the Town's Consolidated Plan

In 1997, the Town of Davie became an "entitlement" recipient of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The overall goal of the Community Planning and Development (CPD) programs administered by HUD is:

- to develop viable urban communities by providing decent housing and a suitable living environment;
- to expand economic opportunities principally for low and moderate income individuals and families; and
- to strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for profit organizations, in the production of affordable housing sufficient to meet the needs of the community.

As a prerequisite to receiving these Federal funds, the Town adopted the *Consolidated Plan for Federal Funds 1997-2002* in July of 1997. This *Plan* identifies the Town's housing and community development needs, and provides funding strategies to address such. It is a 5-year strategy which shapes the various federally funded programs into an effective, coordinated, neighborhood and community development strategy.

The Town's *Consolidated Plan* serves as:

- a long and short-term planning document for the Town of Davie, which builds on a participatory process from the grassroots level;
- an application for the federal funds;
- a strategy to be followed in carrying out HUD programs; and
- an annual action plan that provides a basis for assessing and monitoring program performance.

Each year within the five-year period covered by the Town's adopted *Consolidated Plan*, the Town must develop and submit to HUD, an Annual Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each.

The Housing and Community Development Office of the Town is responsible for the planning, preparation, and submission of the *Consolidated Plan for Federal Funds*, as well as the incremental One-Year Action Plans, and necessary amendments thereto. In late January 1998, the Town's first Housing and Community Development Coordinator was hired, and the CDBG Program and the State Housing Initiatives Program were commenced. The Housing and Community Development Program is now a component of the Town Administrators Office, and is integrated into the Town's overall budget strategy.

Section 3 - Community Involvement and Citizen Participation

The Town's *Consolidated Plan* was the result of an exhaustive data analysis and an extensive citizen participation process, and represents a collaboration between the Town, local social service providers, housing providers, the Community Redevelopment Agency (CRA) Board, and other residents of the Town of Davie. Both the *Consolidated Plan* and this Annual Action Plan were developed in accordance with the Town's adopted Citizen Participation Plan for Federal Funds which sets forth the Town's policies and procedures for citizen participation.

It is the Town's goal to ensure effective citizen involvement in an advisory role in the planning, implementation, and assessment of the programs covered by the *Consolidated Plan* and each Annual Action Plan. In developing this Action Plan for FY 1998/99, the Town of Davie encouraged the participation of all of its residents, especially those residents living in designated Community Development areas where CDBG funds are proposed to be used.

Throughout the term of the Town's *Consolidated Plan*, the Town of Davie hopes to increase governmental responsiveness through the provision of information and technical assistance to all citizens interested in community development and related programs.

Prior to the adoption of this Action Plan, Davie residents were provided with timely access to local meetings, public hearings, grant documents, and copies of the *Consolidated Plan*, in accordance with the federal regulations at 24 CFR Part 570. The Town ensured that hearing, sight, and mobility impaired persons had full and timely access to meetings and grant related documents.

The following citizen participation process was utilized to develop this Annual Action Plan:

- on May 17, 1999 a pre-development public hearing was held in the Community Room of Town Hall. This hearing was noticed in the Sun Sentinel on Monday, May 10, 1999.
- The Housing and Community Development Coordinator serves as the "Chair" and liaison to a "*Neighborhood Revitalization Task Force*" comprised of representatives from the Community Oriented Policing (COPS) Unit of the Davie Police Department, Department Heads, the Economic Development Specialist, the Community Redevelopment Agency (CRA) Administrator, the EASE Foundation, and other persons interested in the CDBG Program. This group was consulted at their June 2, 1999 meeting, in order to obtain their input regarding the proposed use of CDBG Funds in FY 1999/00.
- the draft Action Plan for FY 1999/00 was made available for a 30-day public comment period commencing June 14, 1999 and concluding on July 13, 1999, at the Housing and Community Development Office in Town Hall, and the Davie-Cooper City Library.
- a summary of the Annual Action Plan was published in the Sun Sentinel on June 13, 1999 which described the contents and purpose of the Plan, the activities to be undertaken, and the proposed use of CDBG funds.

- a summary of the FY 1999/00 Action Plan was provided to Broward County and to the adjacent municipalities of Fort Lauderdale, Dania, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines and Hollywood, as well as the Broward County Housing Authority, Broward County Community Development Division and the Office of Housing Finance (OHF), in order to obtain their input.
- prior to adopting the Plan, a public hearing was held by the Davie Town Council on July 21, 1999 in the Town Council Chambers. This hearing was noticed in the Sun Sentinel on July 11, 1999.

No letters were received in response to the 30-day public comment period.

Section 4 - Town of Davie's Long-Term Goals and Objectives

The Town of Davie's *Consolidated Plan* is directed towards the following long-term goals:

- to rehabilitate, construct and/or expand public facilities and infrastructures e.g. the renovation of existing community/public facilities and street improvements which include new or improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.
- to upgrade the existing housing stock and provide financial assistance (loans and/or grants) to income-eligible homeowners to make home repairs, and replace existing substandard and leaking roofs.
- to increase and enhance park/recreation opportunities and expand programs that serve at-risk youth e.g. the acquisition of land for new facilities, construction of new park and/or recreation facilities, the renovation of existing parks i.e. improved lighting, landscaping, equipment, etc., as well as the provision of social services.
- to provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals.
- to expand affordable child day care opportunities and after-school programs which subsidies for child care
- to promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial and industrial revitalization, job training, creation and/or retention e.g. commercial revitalization/ facade renovation program.
- to minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- to expand affordable rental housing and homeownership housing opportunities for Davie residents.
- to upgrade and/or supplement the existing transportation and mobility services in

Davie, especially those needed by low and moderate income persons and individuals with special needs.

- to undertake a Fair Housing outreach and educational campaign to ensure that Davie residents have the widest range of housing choices.
- to remove architectural barriers and impediments to the elderly and to physically, mentally, or developmentally disabled.
- to promote the county-wide strategies and efforts aimed at addressing homelessness.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, etc.
- to remove slums and blight and blighting conditions e.g. clearance activities, demolition, and code enforcement.
- to encourage the retention of significant historic structures, and to further historic preservation efforts.
- to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants for which the Town may receive in future.

Section 5 - Low/Moderate-Income Families and Individuals

An analysis of the Town's demographic profile was undertaken when the initial *Consolidated Plan* was prepared, in order to identify concentrations of low and moderate income persons and minority residents. This analysis helped define specific geographic areas where the federal resources could be allocated in a manner that would provide the highest level of benefit to those in most need of assistance.

This analysis revealed that the following Census Tracts and Block Groups in the Town of Davie contain the highest concentrations of persons whose incomes are at or below 80% of the median income, and who would qualify for assistance under the CDBG Program:

Low and Moderate Income Areas

Census Tract	Block Group	Low/Mod Number	Low/Mod Percent
7.01	1	2,307	59.8 %
	9	378	61.2 %
7.03	2	1,412	36.8 %
7.05	2	1,728	53.7 %
7.06	1	1,243	38.7 %
8.03	9	188	79.0 %

As a result of the analysis above, the U.S. Department of HUD established 36.8% as the threshold level of low/moderate income persons, in order for an area to be designated “eligible” to receive CDBG funds, i.e. to become a CDBG Target Area. The Target Areas designated for the CDBG Program in the Town of Davie, are described in Section 6 of this document.

The term “low/moderate income” applies to those individuals and households that earn up to eighty (80) percent of the median income for the Broward County area, as adjusted by family size. These income levels are published annually by the U.S. Department of HUD. The current income levels follow:

Ft. Lauderdale/Broward County Median Income - \$ 53,200

Household Size	Moderate Income (80 % of Median)
1	\$29,800
2	\$34,050
3	\$38,300
4	\$42,550
5	\$45,950
6	\$49,350
7	\$52,750
8	\$56,200

In 1994, the Davie CRA undertook an income-level survey of the residents in the Eastside Neighborhood in Davie; and, the HUD State Office in Coral Gables was consulted regarding the validity of using this survey data as an “over-lay” to the 1990 Census quartile data analysis. HUD accepted the 1994 survey results as having validity for the five-year period of the Town’s *Consolidated Plan*, and the area from 42nd Street to the north, Orange Drive to the south, SW 57th Avenue to the west, and SW 55th Avenue to the east was added to the Eastern CDBG Project/Target Area.

Additionally, a “windshield survey” of the Eastside Neighborhood area was performed in May 1997 when the *Consolidated Plan* was prepared, and updated in April/May of 1998. This assessment of the conditions within the area, verified that the same or similar conditions e.g. deteriorating housing stock and evidence of slum and blighting conditions, are still present. Anecdotal information obtained from the various social service providers indicates that a majority of their low/moderate income clients reside in the eastern/southeastern side of the Town.

The Finding of Necessity prepared for the designation of the Town of Davie’s Redevelopment Plan, also indicated the incidence of slum and blighting conditions in the eastern side of Davie. Resolution No. 88-55 adopted on March 2, 1988 declared that certain areas in the Town contained slum and blight conditions, and declared that those blighting areas conformed to the standards defined in Section 163.340 (8) of the Florida Statutes. The Town’s Community Redevelopment Agency (CRA) was created and empowered to take appropriate actions to revitalize the Downtown Davie Study area which was expanded in 1994, and is now generally bounded on the west by the extension of S.W. 68th Avenue, on the south by S.W. 48th Street, on the east by 441/State Road 7, and on the north by State

Road 84.

The efforts of the CRA are centered in this area, and a portion of the Town's State SHIP Program funds are currently allocated to construct new single family homes that are affordable to low and moderate income individuals.

The Town of Davie does not formally define an "area of minority concentration." For the purpose of the Town's *Consolidated Plan*, an "area of minority concentration" was defined as a Census Block Group with a total number of racial / ethnic minority households (Black, Hispanic, Asian) that form 20% or more of the total number of households in the Census Block Group. Within the entire Town of Davie, minority households constitute 13% of the population: 3% Black, 8% Hispanic, 1% Asian, and 1% Other.

At the block group level, the only area of minority concentration is CT 7.05 BG 2, which is composed of 20% Black households, and located in the portion of the Town known as "Driftwood". Hispanic households constitute 8% of the population in CT 7.01 BG 1, 4% in CT 7.01 BG 9, and 15% in CT 7.05 BG 2. Asian and other ethnic groups constitute 4% or less in each of the three block groups.

Section 6 - Target Area Descriptions

Based on the demographic data analysis described in Section 5 of this *Action Plan*, the following CDBG Target areas were developed and adopted by the Town Council on July 16, 1997:

Western Target Area a/k/a Orange Park: located between 130th and 136th avenues, north of 14th Street .

Census Tract/Block Group	703.01 & 02
Total Population	3,978
Low/Moderate Income Population	36.8%
Unemployment Rate	3%
Average Household Income	\$40,611
Housing units w/1.01+ Pers. Per Room	5%
Housing Units w/ No Heating Fuel	6%

Southern Target Area a/k/a Driftwood: located south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

Census Tract/Block Group	7.05.BG 2
Total Population	3,282
Low/Moderate Income Population	53.7%
Unemployment Rate	5%
Average Household Income	\$31,393
Housing units w/1.01 + Per. Per Room	7%
Housing Units w/ No Heating Fuel	6%

Eastern Target Area a/k/a Potters Park:

The Eastern Project Area is bounded to the north by Nova Drive³, to the south by Orange Drive, to the east by NW 62nd Avenue, and to the west by Davie Road.

Census Tract/Block Group	706.00/1	701.00/1	701.00/9	803.00/9
Total Population	3,217	5,760	880	561
Low/Moderate Income	38.7%	59.8%	61.2%	43.1%
Unemployment Rate	5%	5%	1%	1%
Average Household Income	\$33,538	\$31,110	\$20,621	\$31,469
Units w/1.01 + Per. Per Room	2%	3%	5%	0%
Units w/ No Heating Fuel	1%	2%	0%	0%

As previously indicated, the CRA's survey revealed that the Eastside area contained a majority (greater than 51%) of low/moderate income persons; therefore, the area encompassed by 42nd Street on the north, Orange Drive to the south, SW 57th Avenue to the west, and SW 55th Avenue to the east, was included as a part of the CDBG Project/Target Area.

Section 7 - Geographic Distribution of Funds

The Town of Davie will try to equitably balance the distribution of the CDBG funds throughout the three (3) low/moderate income areas over the five-year period covered by the *Consolidated Plan*; however, it should be noted that the Town will reevaluate the existing conditions within the three (3) CDBG Target Areas on an annual basis, so that funding recommendations reflect the current needs of the areas.

The CDBG funds for FY 1999/00 are recommended to be distributed as follows:

• Southern Project/Target Area aka Driftwood:

- the provision of financial assistance for single family rehabilitation i.e. minor home and roof repairs in the project area.
- improvements to Driftwood Park including upgraded lighting, to meet the need for new or expanded park/recreation facilities, and programmed recreation activities.
- the provision of Fair Housing Education and outreach services.
- the provision of regional homeless assistance, and homeless prevention.

• Western Project/Target Area:

- the provision of capital improvements and street improvements which include but are not limited to: new or refurbished sidewalks, resurfaced streets, speed "humps", street lighting improvements, landscaping, drainage; and, if funds are available, the acquisition of land to expand park/recreation opportunities. (Multi-

³ The Silver Oaks Mobile Home Park is included in the CDBG Target Area.

year activity).

- the provision of financial assistance for single family rehabilitation i.e. minor home and roof repairs in the project area.
- the provision of Fair Housing Education and outreach services.
- the provision of regional homeless assistance, and homeless prevention.

• **Eastern Project/Target:**

- the provision of financial assistance for single family rehabilitation i.e. minor home and roof repairs in the project area.
- the provision of Fair Housing Education and outreach services.
- the provision of regional homeless assistance, and homeless prevention.

Section 9 - Available Resources

The primary funding source for the projects and activities outlined in this Action Plan are the Town's CDBG funds; however, it is hoped that the Town's CDBG funds will leverage other local and non-local funds, and serve as a catalyst for revitalization and redevelopment.

In general, a variety of financing options and opportunities are available to the Town of Davie, including:

Local Programs:

Neighborhood Revitalization Task Force: A Neighborhood Revitalization Task Force was formed in May of 1999, which is chaired by the Town's Housing & Community Development Coordinator. This group meets monthly to identify needs within the CDBG Target Areas, address specifically identified issues, and develop strategies to meet the long-term needs of each neighborhood over the five-year period covered by the Town's *Consolidated Plan for Federal Funds 1997-2002*.

The *Neighborhood Revitalization Task Force* concentrates on:

- improved housing conditions and affordable housing opportunities
- infrastructure improvements - streets, public facilities, water, sewer, etc.
- crime prevention and gang-activity abatement
- improved social conditions and social services
- job creation and retention opportunities
- health and welfare issues
- aesthetic improvements - code compliance, clearance, etc.

The Town's Code Compliance Officers and Community Oriented Policing Officers play a crucial role on the Task Force, as they are the "eyes and ears" of the neighborhoods; and, they have the opportunity to interact with the residents at the grass-roots level.

Community Oriented Policing (COP's) Program: The Town of Davie has a Community Oriented Policing Program, and has assigned "Neighborhood Officers" to areas that coincide with the CDBG Target Areas. The Town's Housing and Community Development Coordinator works closely with these COP's so that they can collaborate on strategies and resources to address neighborhood needs and revitalization efforts.

Tax Increment Revenues (TIF): Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable area; property within the redevelopment area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities. Since the Town's CRA area generally encompasses the designated CDBG Eastern Project/Target Area, TIF funds could be used in conjunction with CDBG funds to address the identified needs.

Redevelopment Revenue Bonds: Florida Statute 163.385 allows the Town of Davie or the Town's Community Redevelopment Agency (CRA), to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, additional annual taxes generated within the Community Redevelopment Area, and the "tax increment" is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the Town (or the Community Redevelopment Agency) may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

General Revenue Bonds: The Town of Davie may also issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval.

Industrial Revenue Bonds: Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs, and as a consequence speculative ventures are not normally financed by this means. Such bonds are typically issued by the county, with repayment pledged against the revenue of the private enterprise being funded. IRB's are tax exempt and consequently are several percentage points below prevailing interest rates. Such financing has been used effectively in South Florida.

Federal Programs:

Housing Opportunities for Persons with AIDS (HOPWA) Program: HUD provides grant funds under the Housing Opportunities for Persons With AIDS (HOPWA) Program, designed to meet the special housing needs of persons living with AIDS, and their families. The City of Ft. Lauderdale, administers the HOPWA funds for the Broward County area, which includes the Town of Davie. The Town will closely monitor the HOPWA activities to ensure that Davie residents are given equal access to all HOPWA Program services and activities.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds: The Broward County Homeless Initiatives Partnership, submitted an application for homeless assistance to serve the entire Broward County area, in June of 1999. If funded, this will provide services for all of the County's homeless.

State Programs:

State Housing Initiatives Partnership Program (SHIP). In 1997, the Town of Davie also became an "entitlement" recipient of funds under the SHIP Program which was promulgated under the Sadowski Act. Under the terms of an Interlocal-Agreement, the Broward County Office of Housing Finance is currently responsible for administering the SHIP Program in the Town of Davie. The majority of the Town's annual allocation of funds is directed toward a single-family minor home repair program, which is open to any income-eligible Davie resident.

Housing Finance Authority of Broward County, the FHA provides Tax Exempt Bond Financing for affordable rental projects. Two (2) projects are currently funded in Davie: 1) Stirling Road Apartments (Phases I and II), and 2) Summerlake Apartments (formerly Lakeside Villas)

The Federal Low-Income Housing Tax Credit (LIHTC) is part of the 1986 Tax reform Act and allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition and substantial rehabilitation or new construction of low-income rental housing. Lenders are secure in providing bridge, construction and permanent financing since the tax credits are available and designed to pay down the loans. The Stirling Road Apartments located in the Southern aka Driftwood Project/Target Area, is subsidized using these funds.

The State Apartment Incentive Loan (SAIL) Program uses State appropriated funds to provide construction/permanent financing for rental projects. The terms are a 15-year, non-amortizing loan made at a 9% interest rate with a 3 percent base rate. The project is reviewed on an annual basis to determine if the cash flow of the project is sufficient to pay the rate. The interest payments may be deferred based on this cash flow capability. At the end of the 15 year term, the principal balance and any deferred interest become due. A waiver may be granted for the deferred interest portion. The developer of the project, who is the direct recipient of the funds, must sign a land use restriction agreement to keep the units affordable.

Other:

Davie Community Redevelopment Agency (CRA): The Davie Community Redevelopment Agency (CRA) promotes the development of new single-family, affordable homes in the Eastside neighborhood of Davie. They provide the land at no charge to eligible home buyers, and conventional mortgages through one of the participating lenders, are supplemented by a SHIP Program grant to the homeowner to cover the closing costs. The Housing and Community Development Program Coordinator works closely with the CRA Administrator, to ensure that the goals and objectives of the CRA Plan and the *Consolidated Plan* are met in the most cost effective manner, eliminating any duplication of efforts.

Broward County Housing Authority: The Broward County Housing Authority (BCHA) owns and operates two (2) public housing projects located in the Town of Davie containing 100

units of family rental housing and 100 units of elderly and disabled rental housing. The BCHA also manages 232 units of privately owned rental housing which was funded under the Section 8 Moderate Rehabilitation Program. Additionally, the Authority is administering 284 Section 8 rental certificates in the Town of Davie. These projects are more fully detailed in Section 15 of this Plan.

Comprehensive Grant Program (CGP): The Broward County Housing Authority (BCHA) annually applies for funds under the CGP Program to address the needs of the public housing facilities located in the Town of Davie. The Town works closely with the BCHA regarding the routine maintenance of the public housing units under its stewardship, and closely coordinates the CGP improvements with the Town. The Town will continue to foster its close working relationship with the BCHA.

Private housing developers can also take advantage of programs such as the Section 202 Program for the elderly or the Section 811 Program for persons with special needs.

Habitat for Humanity, Inc.: The Town has worked closely with Habitat for Humanity, Inc. in the provision of new single-family homes that are affordable to lower income families. Using donated land, ten homes were newly constructed in the Driftwood Estates section of Davie, in the area called "Harmony Village", and one new home was constructed in the "Potters Park" area, at no cost to the Town of Davie. The recipients of the homes, all qualified under the "very low-income" criteria utilized by the State SHIP Program. Broward County SHIP funds were used to construct the necessary infrastructure (sidewalks, etc.) Habitat of Humanity broke ground in May of 1999 on four (4) additional homes in the east side of Davie.

Salvation Army: The primary service provider for homeless individuals and families in the Broward County area, is the Salvation Army whose facility is located at 1445 West Broward Boulevard in Ft. Lauderdale. The Salvation Army provides emergency and transitional housing for men, women and families.

Social Service Agencies: There are several excellent not-for-profit social service providers located in the Town of Davie, many of whom serve special needs populations. The Town will continue to be supportive of the efforts of these not-for-profit service agencies, and will improve communication so that information and referrals can be made more effectively. The primary social service agencies in the Town are:

- Emergency Assistance Service Effort (EASE), located in the McFatter Vocational/Technical Training Center, Industrial Arts Building, 6500 Nova Drive, which provides information and referrals for Davie residents, as well as a food and clothing bank.
- Hope Crisis Pregnancy Center, 7300 Davie Road (SW 64th Avenue), which provides crisis pregnancy counseling, lifestyle and post-abortion counseling, pregnancy tests, baby clothing and baby food/formula, social service referrals.
- Hope Outreach Center, Inc., 3894 SW 64th Avenue, which provides information and referral, emergency services, food pantry, advocacy and a "mentoring" program. Services to the elderly include shopping assistance and limited transportation to medical appointments, etc. Additionally, they operate an after-

school program, i.e. a children's enrichment program, at Silver Oaks Elementary School

Private Institutions: Private Institutions, such as lenders, foundations, developers, etc. will be asked to provide additional input and technical information in accomplishing the goals of affordable housing as outlined in the *Consolidated Plan*. For example, the Town will work with interested lenders to contribute through loan consortia or individual efforts. Significant success has been achieved in this area through the Town's participation in the SHIP Program, wherein a group of local lenders working with the Broward County Housing Finance Authority, have actively participated in the financing of home ownership opportunities. The Town will continue to cultivate these professional relationships, and expand opportunities for other public-private partnerships.

Section 10 - Proposed FY 1999/00 Action Plan

The following projects and activities will be undertaken with CDBG funds during the FY 1999/00 Fiscal year:

Proposed Funding for FY 1999/00

#99-1. Driftwood Park Improvements/Lighting (Phase II) \$60,000 - Phase II of the installation of lighting, walkways, and park/playground equipment at Driftwood Park located at 3300 NW 77th Avenue.

#99-2. Orange Park Area Improvement Program \$275,800 - CDBG funds will be used for capital improvements and street improvements in the designated "Western" Target Area a/k/a "Orange Park", north of 10th Manor, south of State Road 84, between 130th and 136 Avenues. Improvements may include but are not limited to: new or refurbished sidewalks, resurfaced streets, speed "humps", street lighting improvements, landscaping, drainage; and, if funds are available, the acquisition of land to expand park/recreation opportunities. (Multi-year activity).

#99-3. Eastside Linear Park Project \$15,000 - CDBG funds will be used to develop a passive recreational park on the north side of "L-Lake" in the Eastern Target Area off of 61st Avenue. Improvements may include, but are not limited to: walkway/path, benches, lighting and landscaping.

#99-4. Single-Family Rehabilitation and Minor Home Repair Program \$50,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Multi-year activity).

#99-5. Fair Housing, Citizen Participation & Support Services \$100,200 - To plan, administer, and monitor the CDBG funds, undertake comprehensive planning activities; apply for other related grants; continue the Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide the widest range of housing opportunities for Davie residents; assist in regional homeless assistance initiatives, etc.

All of the activities identified above will principally benefit low/moderate income residents of the Town of Davie, and no displacement or relocation of Davie residents or businesses is anticipated. Initiatives such as Fair Housing Education and Outreach, and the county-wide homeless initiatives will continue to be implemented, and will benefit all residents of Davie.

Section 11 - Matching Long-Range Goals to Identified Needs

The Town anticipates receiving \$501,000 in FY 1999/00. While this allocation of resources provides a financial tool to address some of the needs identified through the *Consolidated Plan* planning process, the CDBG funds are clearly insufficient to address all of the long-range needs. Where possible, CDBG funds will be used to leverage other resources needed to address the goals identified in the *Consolidated Plan*. However, due to the cost of providing new and/or expanded capital improvements and facilities, several projects and activities will need to be funded over several years, and will be viewed as "multi-year" activities for CDBG funding.

- **Goal:** to upgrade the existing housing stock through single-family and multi-family housing rehabilitation.
 - **Objective:** The Town of Davie will continue to administer a single-family loan and/or grant program which provides the financial assistance needed by low/moderate income homeowners to make minor repairs to their homes, and replace existing substandard and leaking roofs. (This is a multi-year activity).
 - **Objective:** The Town will continue to administer the "Minor Home Repair Program" funded with SHIP grant funds, which provides deferred loans to income-eligible Davie residents to repair their homes.
- **Goal:** to enhance and increase park and recreation opportunities and related services to residents living in the designated CDBG Target areas where there is a high concentration of low/moderate income individuals and families with children.
 - **Objective:** continue the renovation of Driftwood Park with upgraded lighting and park/playground equipment to facilitate after-school and evening activities.
 - **Objective:** to develop a passive linear park on the north side of L-Lake off of 61st Avenue, in the Eastern Target Area.
- **Goal:** to upgrade the drainage systems in the low/moderate income areas, and provide for new sewer services in the Target Areas.
 - **Objective:** to provide street improvements in the Western Target Area (a/k/a Orange Park) which include improved drainage systems.
- **Goal:** to expand affordable rental housing and home-ownership housing opportunities for Davie residents.
 - **Objective:** the Town's Housing and Community Development Coordinator will continue to serve as the "liaison" for developers of affordable housing,

expeditiously moving these permits through the Town's permitting process. This is an on-going activity.

- **Objective:** continue to allocate a portion of the SHIP Funds to establish a Town-wide "First-Time Homebuyer Program".
- **Objective:** The Town's Housing and Community Development Coordinator will continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are available to meet the needs of Davie residents.
- **Objective:** The Davie CRA will continue to promote the development of new single-family, affordable homes in the Eastside neighborhood of Davie.
- **Goal:** to undertake an educational campaign working with lenders, realtors, housing developers and others, on the Fair Housing Act in order to ensure that Davie residents have the widest range of housing choices.
 - **Objective:** to continue the Fair Housing Education and Outreach Campaign initiated in 1998.
 - **Objective:** continue to celebrate National Fair Housing Month each April with appropriate Proclamations and/or Resolutions, PSA's, news articles, and paid advertisements in the Sun Sentinel and other local minority newspapers.
 - **Objective:** continue the contractual relationship with HOPE, Inc., to facilitate up to four (4) Fair Housing Training Sessions designed for realtors and/or lenders in Davie.
- **Goal:** to promote the county-wide strategies and efforts aimed at addressing homelessness.
 - **Objective:** continue to work closely with the Broward County Homeless Initiative Partnership. In May of 1999, the Town supported the county-wide application for Homeless funds under the SuperNOFA for Continuum of Care Homeless Assistance. Additionally, in June 1998 the Town adopted a Resolution supporting the proposed Gas Tax legislation which will create and support the county-wide Homeless Assistance Centers, and other homeless initiatives in Broward County.
- **Goal:** to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD CPD programs or related grants for which the Town may receive in future.
 - **Objective:** continue to administer and monitor the CDBG Program, Chair the Community Revitalization Committee, provide fair housing education and outreach services, provide homeless assistance, provide housing counseling and related services, etc.

Section 12 - Homeless and Other Special Needs

Homeless Assistance and Prevention:

Homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided.⁴ The Broward Coalition for the Homeless' Annual Survey (1996) and the 1990 Census Shelter and Street Night enumeration, recorded no homeless persons in the Town of Davie. Given these facts, the problem of homelessness is viewed as a regional problem that requires regional strategies and solutions. The Town's Housing and Community Development Coordinator works closely with the Homeless Initiative Partnership, and will continue to promote county-wide strategies and efforts aimed at addressing homelessness.

Anecdotal data from social service providers in Davie indicates that there are lower-income individuals and families in marginal financial situations, who through the loss of a job, or other unanticipated event, could become homeless. The Town's *Consolidated Plan for Federal Funds 1997-2002* indicates that there are a significant number of households in Davie that are "cost-burdened" paying greater than 30-50% of their annual gross income for housing related costs. These households are also at-risk of becoming homeless.

Further, the *Consolidated Plan* states that there are approximately 1,348 households in Davie who earn less than 30% of the median income, representing 7.6% of the total households in Davie. This segment of the population needs housing assistance, both for rental assistance and appropriate sized units, in order to prevent them from becoming homeless.

As was indicated, the Town's Housing and Community Development Coordinator has forged a strong working relationship with the Broward County Homeless Initiative Partnership Program Director, and the Town has been supportive of the Partnership's efforts. On June 3, 1998, the Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of our county's homeless men, women, children, and families.

In June of 1999, the Town endorsed the County's application for funds under the HUD SuperNOFA Continuum of Care for the Homeless, and pledged its support through the in-kind contributions of the Town's Housing and Community Development Coordinator, to assist in county-wide homeless efforts.

The Town's Housing and Community Development Coordinator also works closely with the E.A.S.E. Foundation and the local Clergy in referring clients for homeless or emergency housing assistance. E.A.S.E. and Hope Outreach Inc., (a private not-for-profit social service agency) both provide emergency "one-time" assistance such as emergency rent and utility payments for those who are threatened with homelessness.

The Town will continue to work closely with the agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless make the transition to permanent housing.

⁴ 1996 Annual Survey of the Homeless.

Other Special Needs:

There are 100 units of public housing specifically for elderly and handicapped individuals in Davie that are owned and operated by the Broward County Housing Authority (BCHA), and the Jewish Federation of South Florida operates 80 units of elderly rental housing. Additionally, many Section 8 Certificates and Vouchers may be assisting the elderly. Further, there are a significant number of Adult Living Facilities (ALF) and Nursing homes for the elderly and frail elderly in Davie.

The needs of persons living with AIDS, are generally met through the Housing Opportunities for Persons With AIDS (HOPWA) Program, funded by HUD. The City of Ft. Lauderdale, administers the HOPWA funds for the Broward County area, which includes the Town of Davie. During the term on this Action Plan Year, the Housing and Community Development Coordinator will meet with local HOPWA officials, to ensure that Davie's residents, who may need such services, are being fairly represented.

In 1997, the Town became an "entitlement" recipient of State SHIP grant funds; and the Town entered into an Interlocal-Agreement with the Broward County Office of Housing Finance (OHF), to administer the SHIP Program on the Town's behalf. The majority of the Town's annual allocation of funds is directed toward a single-family minor home repair program, which is open to any income-eligible Davie resident. The balance of the funds will be used to construct new single-family homes in the Eastern CDBG Target Area. SHIP funds are utilized to supplement the private sector mortgages. Low, very-low, and moderate income residents will benefit from these programs.

Additionally, Stirling Road Apartments, which contains 147 units of affordable housing, is under construction in the Southern CDBG Target Area aka Driftwood. This project was financed under the The Federal Low-Income Housing Tax Credit (LIHTC), which allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition and substantial rehabilitation or new construction of low-income rental housing. Lenders are secure in providing bridge, construction and permanent financing since the tax credits are available and designed to pay down the loans.

The Housing and Community Development Coordinator has also endeavored to find financing alternatives for a new affordable rental housing project called "Summerlake Apartments" which is proposed to be developed on the south side of L-Lark on 61st Avenue in the Eastern Target Area, and provide 108 units of affordable rental housing.

All of the Town's CDBG funded projects and activities are designed to benefit low/ moderate income individuals who earn at or below 80% of the area's median income; therefore, the Town's *Consolidated Plan for Federal Funds 1997-2002* and this Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 13 - Fair Housing Initiatives:

The Town developed an "Analysis of Impediments to Fair Housing Choices (AI)" which is predicated on the fact that equal and free access to residential housing (housing choice) is fundamental to meeting the overall needs of a community. The AI evaluated and identified

known barriers to affordable housing, and contains a strategy to address and ameliorate the problems that were identified.

Davie's AI concluded that there were two main barriers to fair housing choices in the Town. First, housing affordability remains a major concern. Increases in monthly rental and owner costs for housing over the ten year period from 1980 to 1990 has contributed to "cost-burdening" i.e. Davie residents are paying in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities or mortgage (principal, interest and taxes) and insurance. Second, accessibility to home mortgage (purchase) financing is an on-going regional problem for lower income and minority households. This "global" impediment was also noted in the analysis of Home Mortgage Disclosure Act (HMDA) data for Davie, where minority and low-income individuals were denied financing at higher rates than other applicants.

Based on the findings in the AI, the Town's Housing and Community Development Coordinator developed a Fair Housing Education and Outreach Campaign geared for lenders and realtors. In addition, the Town developed a dialogue with public and private providers of affordable housing. The Town will continue to work closely with both the BCHA and the Hollywood Housing Authority to ensure that Davie residents receive the level of rental services necessary, and to examine the potential for other Section 8 vouchers/certificates necessary to address the need for affordable rental units by individuals that are cost-burdened.

Additionally, Davie receives State SHIP Housing funds as an "entitlement" community; and on April 1, 1998 the Davie Town Council adopted an Affordable Housing Incentive Strategy.⁵ The highlights of this Incentive Strategy include:

- **Affordable housing definition** i.e. "housing is considered affordable when the monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30% of an amount representing the percentage of the area's median annual gross income for the household, and housing for which a household devotes more that 30% of its income shall be deemed affordable if the institutional first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark or, for rental housing, rents do not exceed those limits adjusted for bedroom size published annually by the Florida Housing Finance Corporation."
- **expedited permitting process for affordable housing projects** - In February 1998, the Town of Davie adopted a new streamlined" one-stop-permitting-process" which readily facilitates affordable housing development/initiatives. Additionally, the Housing and Community Development Coordinator was assigned to guide affordable housing developers through the permitting process. In this manner, affordable housing projects/initiatives in the Town of Davie will be expedited to a greater degree than other projects Davie.
- **modification of impact fees** - the Director of the Development Services Department was authorized to waive all fees covered by Section 326 (d) of the Town Code, for affordable housing initiatives (this encompasses Park and

⁵ The Town's Incentive Strategy was amended on May 22, 1998 by Resolution 98-175, in order to address certain revisions requested by the State during their review process.

Recreation Impact Fees). Additionally, Building Permit fees will be waived for private not-for-profit developers of affordable housing that serves individuals or families who earn up to 80% of the median income for the Broward County area, as follows:

- 100% waiver on the first \$200,000 of construction/rehab costs, and
- 50% waiver on the next \$200,000 - 400,000 of construction/rehab costs⁶

The Town of Davie waives the “Payment in Lieu of Property Taxes” (PILOT) from the Broward County Housing Authority, for two (2) public housing projects located in the Town.

- **Administrative waivers and variances** - Section 12-308 (b) (1) of the Davie Town Code which permits “administrative waivers or variances”, be amended to permit a waiver of up to twenty-five percent (25%) of that which is permitted by Code, for affordable housing initiatives only. The Committee further supports the spatial deconcentration of affordable housing units, and recommends the integration of affordable housing units into existing neighborhoods in a cohesive manner, allowing all residents the same amenities and opportunities.
- **establishment of a process by which the Town considers, prior to adoption, policies and procedures that have a significant impact on the cost of housing** - the Development Services Director, who historically reviews Town Council Agenda items that deal with “growth management”, will identify items which may impact housing, and direct them to the Town’s Housing and Community Development Coordinator for review and comment. The Housing and Community Development Coordinator will then evaluate such in order to ensure consistency with the Town’s adopted *Consolidated Plan for Federal Funds*, determine the impact upon housing in general, identify potential impediments to affordable housing, and identify those proposals which could increase the cost of developing affordable housing.
- **list of all publically-owned land suitable for affordable housing** - existing list to be reviewed and updated using Metro Scan or other applicable data, so that current and future uses are identified, as well as any deed-related or other restrictions on the land. The revised list will be retained by the Housing and Community Development Coordinator, and property that may be suitable for affordable housing should be identified. The list should be updated on a regular basis. In addition to the above, other organizations and individuals, including neighborhood groups, social service providers, etc., will be identified in order that they may provide guidance and input, or support in identifying impediments to fair housing choice at the neighborhood level, and in developing appropriate plans if necessary.

One aspect of fair housing is neighborhood revitalization, and the provision of services in areas where there are concentrations of minorities and/or low and moderate income families. The *Consolidated Plan*, and subsequent Action Plans attempt to balance the Town’s limited

⁶ This would apply to each permit pulled by a not-for profit developer.

CDBG funds in a manner that benefits the greatest number of lower income families and minority individuals. An integrated approach to neighborhood revitalization has been developed under the five-year Strategic Plan, which sets up the opportunity to address the physical improvements within the targeted areas (e.g. street improvements, new sidewalks, lighting, landscaping and drainage), improve the existing housing stock, and integrate existing social services. The CDBG Strategic Plan also integrates the Town's CRA Plan, and resources which may be used for neighborhood revitalization.

The following fair housing initiatives have been undertaken to date:

- the Town's Analysis of Impediments to Fair Housing Choices (AI) was completed and evaluated by the newly hired Housing and Community Development Coordinator for implementation.
- a listing of local lending institutions and realtors was compiled for participation in fair housing education seminars where educational materials on the various fair housing laws and requirements were provided.
- a listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., is also being developed for future use in identifying impediments to fair housing choice at the neighborhood level.
- advertisements were placed in the Sun Sentinel and the Miami Times (a minority newspaper), in April 1999, advising the citizenry of their rights and responsibilities under the existing Fair Housing laws.
- a news article on Fair Housing was featured in the April/May edition of the Davie Update, which is the Town's Official Newsletter, mailed to every homeowner in Davie, as well as local municipalities and educational facilities.
- the County-wide Affordable Housing Incentive Plan (LHAP) for the SHIP Program was finalized with the participation and input of the Town of Davie.
- meetings were held with the Broward County Housing Authority (BCHA) to strengthen the proactive working relationship. Methods were discussed to ensure that Davie residents receive the level of services necessary, and to examine the potential for other Section 8 vouchers/certificates necessary to address the need for affordable rental units by individuals that are cost-burdened.
- the Town retained Housing Opportunities for Project Excellence (HOPE) Inc., to conduct four (4) fair housing seminars geared at lenders and realtors.

Section 14 - Other Actions

The Town will continue to evaluate lead-based paint hazards by periodically contacting the Broward County Public Health Department to determine whether any residents have been reported with high levels, and where the housing units are located. If incidents are reported,

the Town will consider funding lead testing through the Town's CDBG and SHIP housing rehabilitation programs.

The Town has aggressively endeavored to attract new business and has encouraged expansion and retention of existing businesses by investing in infrastructure improvements and granting economic development incentives. Davie's economic development policies have enabled the Town to realize its goal of broadening the commercial and industrial tax base so that residential taxes need not increase, while creating new jobs and employment opportunities for its residents.

The Town of Davie will take the following actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services:

- identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- coordinate with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- coordinate the efforts of the Town's Neighborhood Revitalization Task Force which meets monthly to identify the needs existing within the three (3) CDBG Target Areas, and develop both short-term and long-term solutions to address the needs.
- implement the Community Oriented Policing (COP's) Program, with specific emphasis on the CDBG Target Areas.
- evaluate opportunities to upgrade and supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- develop and administer a single-family loan and/or grant program which will provide the financial assistance needed by many low and moderate income homeowners to make minor repairs to their homes, and replace existing substandard and leaking roofs.
- participate in regional planning activities through Broward County to address the problems of homelessness.
- support and share information with local and Broward-based service providers to identify resources available to serve special needs populations.
- the Davie Community Redevelopment Agency will continue to promote the development of affordable single-family homes in the Eastside neighborhood which is within the designated CDBG Target Area.
- to promote economic development initiatives that result in job training, job creation or job retention.

- undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

Section 15 - Public and Assisted Housing

The United States Department of HUD classifies all public housing authorities as either “troubled” or “non-troubled”. The Broward County Housing Authority is “non-troubled”. As previously indicated the Town of Davie and the Broward County Housing Authority (BCHA) have developed a good working relationship.

Residents of Public Housing:

Davie residents in need of subsidized rental housing are served by the Broward County Housing Authority (BCHA). The BCHA owns and operates the following two housing projects in Davie:

Ehlinger Apartments
7481 N.W. 33rd Street
Family Rental Housing
100 units

Griffin Gardens Apartments
4881 Griffin Road
Elderly and Disabled Rental
100 units

In addition to the two projects described above, the BCHA determines the eligibility of tenants, inspects units, and pays rent subsidies for **El Jardin Apartments**, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project, located at 3300 El Jardin Drive, which contains 232 units.

Comprehensive Grant Program (CGP):

Both of the public housing projects owned by the Broward County Housing Authority (BCHA) were constructed post-1975, and are in sound structural condition but require minor improvements and upgrades to enhance the quality of life for the existing residents.

The following is a synopsis of the CGP funds were allocated for improvements to the Davie projects between 1994 and 1997:

Year Funded	Ehlinger Apartments (FL29-2A)	Griffin Gardens Apts (FL29-6)
1994	\$ 55,750	\$ 73,802
1995	\$164,007	\$ 42,850
1996	\$240,439	\$ 18,500
1997	\$ 2,500	\$ 53,944
	<u>\$462,696</u>	<u>\$ 189,096</u>

The County’s Five-Year Action Plan (1998-2002) for the CGP Program identifies the following funds for the Town of Davie’s two housing projects:

Year	Ehlinger	Griffin	Davie \$	Total \$	%Davie
1999	\$40,000	\$50,500	\$ 90,500	782,283	11.6%
2000	\$156,949	-0-	\$156,949	782,283	20.1%
2001	\$122,585	\$115,742	\$238,327	782,283	30.5%
2002	\$50,500	\$115,742	\$207,500	782,283	26.5%

The Town envisions additional landscaping and exterior painting and related improvements of the family rental units located in Davie, to enhance the visual aesthetics of the area, as well as the quality of life for the tenants. It is important to note that both Ehlinger Apartments and El Jardin are located in the Driftwood Target Area where the preponderance of CDBG funds will be allocated in FY 1998/99. The BCHA will be asked to join the Town of Davie is addressing the overall needs of it's lower income residents who reside in publicly assisted housing, and approve the overall quality of the existing housing stock.

Section 16 - Consistency with the Consolidated Plan

Applications for housing assistance filed under the following federal programs require the issuance of a "Certificate of Consistency" with the Towns adopted *Consolidated Plan for Federal Funds 1997-2002*:

- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESGP)
- HOPE I (Public Housing), HOPE II (Multi-Family) & HOPE III (Single- Family)
- Title VI Preservation
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons With Disabilities
- Supportive Housing - Single Room Occupancy SRO
- HOPE for Youth
- Shelter Plus Care

All individuals or organizations seeking a Certificate of Consistency with the Town's *Consolidated Plan* or a Section 213 Letter of Support, are required to submit a written request with a copy of the proposed application for review to the Development Services Department, Town Hall. All such requests must be submitted to the Housing and Community Development Office 20 days in advance of the required due date established by HUD (or any other applicable agency), giving the Town's Administrative staff sufficient time to perform the Consistency Review. The request should outline the relationship of the proposed housing project to the Town's *Consolidated Plan*, and should identify reasons that the project should be found consistent. The Town Administrator will make the determination of Consistency with the Town's approved *Consolidated Plan*. Appeals to this decision may subsequently be made to the Town Council.

Section 17 - Glossary of Terms - Definitions

Affordable Housing: Affordable housing is generally defined as housing where the occupants pay no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any

conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Community Development Target Area: Geographic area where the majority of the residents are low/moderate income persons. For the Town of Davie, this means those areas that qualified under the "Quartile Data Analysis" at 36.8%, and the Potter Park Area which qualified under a separate survey, previously approved by HUD.

Consistent with the Plan: A determination made by the Town that a program application meets the following criterion: 1) The Annual Action Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; 2) The location of activities is consistent with the geographic areas specified in the plan; and 3) The activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost-burdened > 30%: A household which pays 3 in excess of 30% of their adjusted gross income for housing costs i.e. rent plus utilities, or mortgage (PITI).

Disabled Household: A household composed of one or more persons at least 18 years of age, who has a disability e.g. a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration; (2) substantially impedes his or her ability to live independently; and; (3) is of such a nature that the ability could be improved by more suitable housing conditions. The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the disabled member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Family: One or more other persons living in the same household who are related by birth, marriage or adoption.

First Time Home Buyer: An individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer. A displaced homemaker or a single parent may not be excluded from consideration as a first time home buyer on the basis that the owned a home with his or her spouse or resided in a home owned by the spouse.

HOME: The HOME Investment Partnerships Program, authorized by Title 11 of the National Affordable Housing Act.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children, living in situations described by terms "sheltered" or "unsheltered".

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost-burdened greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room separate room (SRO housing) that is intended as separate living quarters.

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-income: Households whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD.

Minority Household: The Town of Davie does not formally define an “area of minority concentration”; however, for the purposes of this Plan, the Town will define an area of minority concentration as a Census Block Group with a total number of racial/ethnic minority households (Black, Hispanic, Asian) that form 20% or more of the total number of households in the Census Block Group.

Moderate-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD.

Non-Homeless Person with Special Needs: Includes elderly/frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

Overcrowded: A housing unit containing more than one person per room (excluding kitchens and bath).

Owner: A household that owns the housing unit it occupies. (U.S. Census definition.)

Physical Defects: A housing unit lacking complete kitchen or bathroom. (U.S. Census definition.)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including units rented for cash, and those occupied without cash payment of rent. (U.S. Census definition.)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units

rented for cash and those occupied without payment of cash rent.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severely Cost-burdened >50%: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition: Housing not meeting the South Florida Building Code, containing deficiencies such as holes in roof, faulty or non-existent plumbing, etc.

Substandard Condition Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. (See also "Substandard Condition.")

Substandard Condition-but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. (See also "Substandard Condition.")

Substantial Amendment: A major change in the Consolidated Plan, involving a change to the five-year strategy to undertake activities or programs inconsistent with that strategy, e.g. to delete or add new activities.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are: case management, medical/psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant

may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units.

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Housing Unit: Unoccupied year-round housing unit that are available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

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